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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

COBALT MORTGAGE, INC.

vs.

THE ESTATE OF TAMARA J. RAWLINGS, DECEASED; THE UNKNOWN HEIRS AND DEVISEES OF TAMARA J. RAWLINGS, DECEASED; JOHN DOE, HUSBAND OF TAMARA J. RAWLINGS, DECEASED; JOHN N. CARDARELLI AND JANE DOE, HUSBAND AND WIFE; THOMAS PIETER RAWLINGS AND JANE DOE, HUSBAND AND WIFE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR HOMESTONE MORTGAGE, INC.; HOMESTONE MORTGAGE INC.; BENEFICIAL WASHINGTON INC.; COMPASS POINT CONDOMINIUM ASSOCIATION; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY**

CAUSE # 14-2-22590-3 SEA

JUDGMENT RENDERED ON 11/19/2015
ORDER OF SALE ISSUED: 1/28/2016
DATE OF LEVY: 2/24/2016

TO: THE ESTATE OF TAMARA J. RAWLINGS, DECEASED (IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

22651 NE ALDER CREST DR #202, REDMOND, WA 98053

UNIT 11D, COMPASS POINT, A CONDOMINIUM AND USE OF LIMITED COMMON ELEMENTS, IF ANY, RECORDED IN VOLUME 187 OF CONDOMINIUMS, PAGES 45 THROUGH 52, INCLUSIVE, ACCORDING TO THE DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 20021218001777, AND ANY AMENDMENTS THERETO.
TAX ACCOUNT NO.: 172599-0640

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: APRIL 15, 2016
**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$373,684.78** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☒ 1. **No redemption rights after sale.**
☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on .
☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
WEINSTEIN & RILEY, P.S.
2001 WESTERN AVENUE
SUITE 400
SEATTLE, WA 98121
206-269-3490